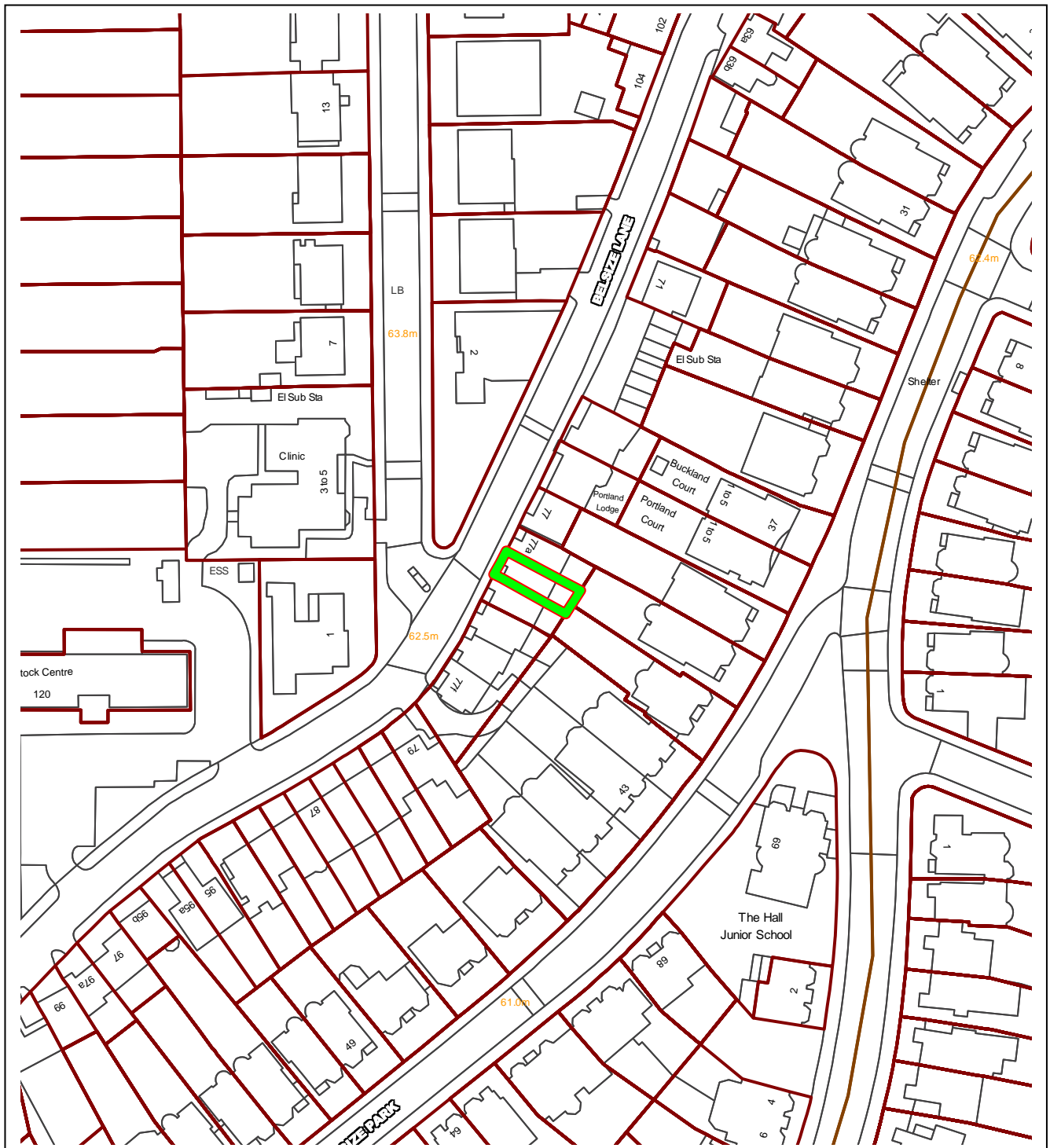


77B Belsize Lane, NW3 5AU ref:
2018/2272/P



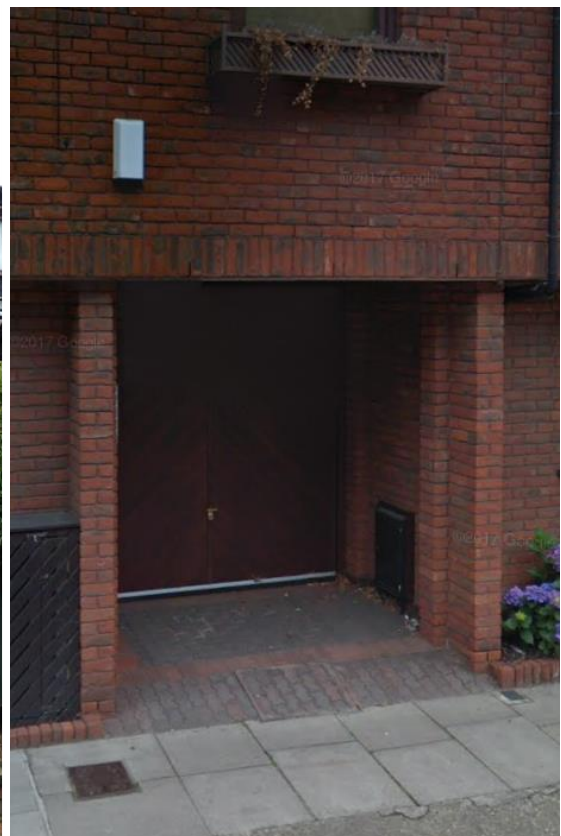
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1. Front elevation



2. Rear elevation



3. Garage recess

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	11/07/2018
		N/A		Consultation Expiry Date:	22/07/2018
Officer			Application Number(s)		
Thomas Sild			2018/2272/P		
Application Address			Drawing Numbers		
77B Belsize Lane London NW3 5AU			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of replacement ground floor rear conservatory extension; Alterations to ground floor frontage, erection of bin store and replacement of front and rear facing window fittings					
Recommendation(s):		Grant conditional planning permission			
Application Types:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	Press Notice 28/06/2018 – 22/07/2018 Site Notice 27/06/2018 – 21/07/2018			
CAAC/Local groups* comments:	Belsize CAAC - Objection 03/07/2018 <ul style="list-style-type: none">Objection to location and scale of bin store <u>Officer response:</u> <i>The proposed bin store is considered to be of an appropriate scale to allow for the storage of 1 wheelie bin and recycling material. The bin store would be sited in an appropriate location, sitting entirely within the building's front recess and would not project beyond the front building line. Front recess bin stores are characteristic of a number of other adjacent houses along 77B Belsize Lane. Further assessment is made under paragraph 2.8 (Design and heritage)</i>			

Site Description

No. 77B is a 2-storey, late 20th century built townhouse situated on the western side of Belsize Lane within the Belsize Park Conservation Area. 77B forms the middle house of a short terrace of three, near identical houses. This terrace is characterised by red brick with brown window fittings and garage doors. Timber planters are a feature across the first floor frontage, with small oriel windows to the ground floor and recessed garages with front entrance access.

Relevant History

None relevant

Relevant policies

Statutory Framework

The Planning (listed building and conservation area) Act 1990

Statutory provision under section 72 of the Planning Act requires special attention to be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In line with the above statutory duties and recent case law, considerable importance and weight has to be attached the impact of the heritage assets and their setting.

National Planning Policy Framework 2012

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2018 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2018 – CPG 6 (Amenity)

Assessment

1. Proposal

1.1. Planning permission is sought to demolish and replace the rear conservatory (1m (d) x 1.9 (w) x 2.4m (h)) with a larger conservatory (1.5m (d) x 3.9m (w) x 2.5m (h)). All of the existing uPVC window fittings in the property are proposed to be replaced with anodised aluminium fittings, coloured brown to match the other fittings within the terrace. The application includes the erection of a timber-clad front bin store (1.2m (d) x 0.8m (w) x 1.3m (h)) x within the front recess and the removal of a small timber structure measuring 0.7m (w) x 1.0m (h) x 0.3m (d).

1.2. Revisions

1.3. The proposals were amended to omit the removal of the under window planters at the front at first floor level. These planters are considered characteristic of the design of the 3 house development.

- 1.4. Plans to remove the ground floor front facing oriel window and replacement with a flat fronted window were omitted due to concerns in respect to loss of the terrace's character.
- 1.5. Proposals for grey coloured windows were also revised to better preserve the existing fenestration character of the terrace.
- 1.6. A small timber structure at the front was agreed to be removed to reduce surplus clutter along the frontage.

2. **Assessment**

2.1. Design and heritage

- 2.2. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.3. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.
- 2.4. Through Local Plan policy D2 the council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 2.5. Overall the proposals are considered to preserve the existing character of the host building, the terrace that it forms part, and so that of the surrounding conservation area.

2.6. *Replacement rear conservatory*

- 2.7. The proposed replacement rear conservatory would be 2m wider would be 0.5m deeper and 0.1m higher than existing. The dark grey aluminium materials would enable the conservatory to be read as a separate, contemporary element to the host building. Overall its appearance would not significantly affect the existing character or appearance of the house. There would not be a significant change to the existing built form and as such no significant impact on the surrounding conservation area.

2.8. *Replacement window fittings*

- 2.9. The proposed replacement aluminium window fittings would replicate the existing fenestration details to both front and rear aspects. Aluminium is considered to be a more sustainable material than uPVC, with a longer lifespan and greater potential to be recycled. It is also of greater quality aesthetically. The proposed materials are considered to be an acceptable colour match to ensure the proposed windows maintain the existing characteristic brown seen across the fittings, garage doors and fascias along the short terrace of 3 houses.

2.10. *Bin store*

- 2.11. Bin stores are characteristic features within front recesses of adjacent houses along Belsize Lane, noted at nos. 77d, e and f. The proposed bin store would be of a modest scale, sit entirely within the existing front recess and be clad in stained timber to match the adjoining garage doors. The overall visual impact of the bin store is low, and its provision would provide benefits to both the host building's setting and that of the conservation area in enabling hidden bin storage. The acceptability of the new bin store is subject to the existing timber enclosure being removed (see para. 2.13 below).

2.12. *Removal of small front timber enclosure*

- 2.13. The proposals include the removal of a small timber structure at ground floor level underneath

the front oriel window. This structure is of unknown origin and considered to detract from the character and appearance of the building and the terrace. Its removal would reduce unnecessary clutter on the building, enhancing the overall appearance and streetscene, and on balance make the proposed bin store an acceptable addition (the retention of both structures would lead to visual clutter). The removal of the timber enclosure would be secured by planning condition.

2.14. Amenity

- 2.15. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 2.16. The proposed replacement conservatory would maintain distance of approximately 1m from the neighbouring boundaries each side. Given the small increases in depth of 0.5m and 0.1m in height, the proposed development would not result in unacceptable impact to the amenity of neighbouring occupants.
- 2.17. All replacement window fittings would sit in existing openings and no new amenity impact would arise from this.
- 2.18. The proposed bin store is small scale and sits entirely within the front recess, without any projection beyond the building line. The erection of this structure would not result in amenity impact on neighbouring occupants.

3. Recommendation

- 3.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th July 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/2272/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 25 July 2018

Development Management
Regeneration and Planning
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www.camden.gov.uk

Square Feet Architects
95 Bell Street
London
NW1 6TL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
77B Belsize Lane
London
NW3 5AU

DECISION

Proposal: Erection of replacement ground floor rear conservatory extension; Erection of bin store and replacement of front and rear facing window fittings

Drawing Nos: Site Location Plan (1802_L_07), 1802_L_01, 1802_L_06 Rev A, 1802_L_08 Rev B, 1802_L_11 Rev B, Agent email dated 23/07/2018 ref proposed frame colours

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (1802_L_07), 1802_L_01, 1802_L_06 Rev A, 1802_L_08 Rev B, 1802_L_11 Rev B, Agent email dated 23/07/2018 ref proposed frame colours

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of development, the external timber box structure at the building's ground floor frontage shall be removed in its entirety. Confirmation of its removal should be sent to the Local Planning Authority in writing prior to any part of the development commencing.

Reason: To reduce unnecessary visual clutter, and preserve the character and appearance of the building frontage and surrounding conservation area in line with policy D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION